

**Building Preservation Guidelines
Historic Preservation Commission
City of New Richmond**

**Volume II
Buildings 15-31**

New Richmond
Wisconsin
54017

July 2000

Funded by a grant from
The Wisconsin Historical Society

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Buildings have been numbered based on a walking tour of the preservation district written as a part of the same grant. Several properties not presently on the National Register are included in the walking tour to provide experience continuity. Properties not in the preservation district are listed after those in the district.

Images of the buildings made as a part of this survey have been turned over to the Preservation Commission as a permanent record of the present reference for the current condition of the properties. These computer images include more detail when viewed on a computer screen than present printing capabilities allow.

Building #15
442 West First Street
Julia and Fern R. Winter Residence 1905

BUILDING ASSETS

Under the Colonial overlay of shutters, cross buck doors and bevel siding, this vernacular post turn of the century house possesses some interesting characteristics. The right hand portion of the front facade consists of a large bay supporting a gabled roof end. This element is characteristic of the Queen Anne, where earlier it most often consists of a multistory bay, with differing windows on each floor level, surmounted with a roof. A typical earlier bay window arrangement of this sort but with somewhat unusual roof termination can be seen at 339 West First Street.

Beneath the gable of this house are seen decorative brackets characteristic of this vertical arrangement of facade elements.

Where there was a porch at ground level often the bay is simply cantilevered into the porch so the front wall of the house in the porch does not reflect the bay above. More than this the bay in this plan has expanded far beyond a bay window and become the entire of the room.

This room size "bay window" wall is clearly a contribution of the Queen Anne to the post 1900 home. The same detail can be seen in the O. W. Mosher house at 111 Dakota. In the Mosher house the canted room end bay is a full two stories.

The large amount of spacious windows in this elevation, especially facing north reveals the importance in the advent of modern heating systems that were the norm after the turn of the century when this house was built. The relatively few small windows in the 1883 house at 339 West First also illustrates how better systems allowed for much more glass area in the house at 442.

Under the aluminum porch exterior, a Colonial porch common to the original design of several houses in the area lies mostly hidden from view.

THE FUTURE

1. Shutters

- A. Shutters are inappropriate to the design and should be eliminated.

2. Windows

- A. *Attic:* Appropriate windows would be Queen Anne in design.

B. *First floor and second floor:* Some double hung windows have been replaced with casement or fixed windows. There is no historical precedent for windows other than double hung in homes such as this.

3. Siding and trim

A. The original exterior siding of the house is likely under the metal finish and would contribute greatly to the character of the home if it were restored.

4. Porch Detailing

A. *Porch skirting:* In all likely hood the original skirt was scroll sawed splats.

B. *Screen height:* There is no turn of the century precedent for "bulkhead" walls around porches, these are a features of the later bungalow style.

D. *Screen Door:* Replace existing combination door with a screen door.

E. Column restoration

5. House Garage Connection west side

6. House Garage Connection East side

7. Roof



442 West First Street
Julia & Fern Winter Residence



*442 West First Street
Julia & Fern Winter Residence
Front Elevation*



442 West First Street
Julia & Fern Winter Residence



442 West First Street
Julia & Fern Winter Residence

Building # 16
450 West First Street
Grant Boardman Residence 1904

BUILDING ASSETS

This house is a vernacular house with overtones of Queen Anne as seen in the leaded windows and the front gable embellishments. While not one of the prepossessing residences in the district, the house has a quiet charm and a perfection of detail that is almost severe. The house is remarkably intact. The porch screens are designed just as they always were. Decorative details in leaded glass, eaves and front gable are Queen Anne, as well as the general shape of the house. The porch derives its Greek columns via the American Colonial style that in turn obtained its Greek details from the English Palladian style. The roof design of the house common just after the turn of the century develops remarkable form stiffness at the same time it allows for sizable windows on all elevations. This house in even the smallest detail conveys the feeling of the middle class home at the turn of the last century.

THE FUTURE

Siding

A. Of the several homes in this area covered with metal siding this one was done most carefully. Trim is differentiated from siding by color. A minimum amount of metal finish was used and many original trim details are still seen in the exterior. Restoration of the original siding would still give a better feel to the house.



*450 West First Street
Grant Boardman Residence
Front Elevation*



*450 West First Street
Grant Boardman Residence*



Building #17
447 West First Street
Wm. Johnston Residence (1st) ca. 1888
Designed by Leroy Buffington, Mpls.

BUILDING ASSETS

Defining an architectural context for this house is more challenging than any other in the district. Had the house remained as originally built, a design by Leroy Buffington, the house would be a regionally important example of this interesting architect's work. Buffington is most known for his patent on the skyscraper. He also employed Harvey Ellis, a nationally prominent designer. Buffington produced important buildings in Minneapolis in his long career including Pillsbury Hall at the University of MN.

Fifty years ago the house was radically altered and redesigned in the Colonial Revival style. While this redesign was done in a competent and consistent manner, it lacks the distinguished design character of the unique design produced by Buffington.

From an architectural and historical view point, restoring the house to its original design would result in one of the great homes of western Wisconsin. On the other hand so little of the original fabric of the exterior remains, that the cost of this restoration at perhaps \$200,000 seems unlikely.

Therefore two alternative strategies for this house are appropriate.

Strategy 1

If the owner or subsequent owners wish to restore the original design, even over some extended time schedule, this should be strongly encouraged. The first step in this would be for the homeowner to prepare a design for a complete restoration of the house to its original design. Subsequently then the commission would approve modifications of the house based on that design as a road map.

Strategy 2

The owner should be allowed to maintain and improve the property as a Colonial Revival design. However, modifications to the house should not be allowed which would make Strategy 1 more difficult to accomplish. That is, no extant original exterior features should be removed. Modifications to the house consistent with the Colonial Revival style would be expected to comply with the same high standards of design and construction required of other homeowners in the district.

Extant original exterior features would include the general shape of the building, certain windows, chimney and the main roof form.

The Colonial redesign of the house was well done and consistently incorporates appropriate Colonial Revival features throughout the exterior of the house. Colonial Revival

designs of the 1940's often included overtones of art deco or art moderne freely mixed with features of the American Colonial era. In this house, the introduction of the east porch and a central semi-circular portico, a shingled exterior, (now hidden by metal siding) the detail over the front door, and the railing on top of the curved portico are evidences of this "art deco" influence on the Colonial idiom of the 1940's. This flavor of the forties should be preserved in this design.

THE FUTURE

Based on Strategy 2:

1. Siding

A. Siding in the 1940's design was white painted cedar shingle. In all probability the shingles are still there and can be restored when the unsympathetic siding is removed.

2. Eave Brackets

A. The 1940's redesign included brackets under the eaves. These may have been survivors of the Buffington design. In any case they should be replaced. Presumably there is a frieze board on the top of the exterior wall, under the eave to which these were attached. Paint lines on this and the soffit as well as historic photographs should be sufficient to define the original character of the brackets.

3. Landscaping

A. Both the Colonial style and the art deco reiteration of the Colonial Style suggest foundation plantings of symmetric nature, perhaps carefully trimmed yews and a perennial border. A similar formality and symmetry would be appropriate for any front yard plantings. A brick path to the front door and urns of annual flowers symmetrically placed would also be in sympathy with the period.

4. Painting

A. White is a fully appropriate color for the house. It was especially popular in the 40's reiteration of the American Colonial. Doors would be accent colors of green, red or black.

5. Windows

A. The windows apparently have been replaced. One over one light window are unsympathetic to the Colonial character. In the nineteen forties rendition of the Colonial, divided light were often used in the upper sash. In the Colonial era both sash would have been six or eight light sash. Divided light muntins might be added to the existing windows to bring back some of the character.

6. Roofing

A. The house presently has a black roof. A more sympathetic roof coloring related to Colonial or Colonial Revival designs would be cedar shingles or asphalt shingle that represent new cedar color, weathered cedar color or slate colored shingles.



447 West First Street
Wm. Johnston Residence



447 West First Street
Wm. Johnston Residence



*447 West First Street
Wm. Johnston Residence*



*447 West First Street
Wm. Johnston Residence*

Building # 18
467 West First Street
Wm. Johnston House (2nd) 1895

BUILDING ASSETS

This vernacular Queen Anne style house is among the better preserved in New Richmond. Strong assets of this property include its original massing, landscaping and a large part of its original trim. Much of the trim came from a catalog. The particular assembly of these catalog parts by the craftsman builder make it a particularly interesting design. Characteristic Queen Anne elements include the general arrangement of building components, the stacking of quite different window units above each other on each floor. This house preserves several unique pieces of detailing of the era. The fan shaped "sunburst" array of siding on the face of the roof that connects the porch is one interesting feature. Another is the very wide front step; few examples of these wide steps survive. Some original porch posts and headers survive.

THE FUTURE

1. Porch Detailing

- A. *Header sections:* The original porch trim details were in the Eastlake style. The header trim in the two bays to the left at one time matched the header trim over the front steps. These two header sections have been replaced with a lighter smaller "gallery". This breaks the extremely strong horizontal line created by the original design that served as a unifying element in the entire facade of the house. Replacing these sections is a high priority.
- B. *Railing above porch roof:* Also missing is the original railing around the porch roof. At one time the west window on second floor was a door to the deck on top of the porch roof. This door may not have been original. Many Victorian era porches had railings without proper access to the roof, so replacing the railing without the door would be reasonable.
- C. *Railing at porch deck:* The original porch railing was a classic "cyclopean" combination of pickets composed of square pickets, a portion of which had been turned. The present railing of simply turned pickets is too light and weak in character. The entire design of this house is composed of flat or scroll sawed detail. Introduction of turned pickets is not consistent with the character of the front of the building that is a fine example of applied decorative arts design.
- D. *Skirting:* The original skirting was a clever original design. The present skirting is not inconsistent with the character of the porch though it has considerably less impact.

2. Colors

- A. *Trim:* This house would be an ideal prospect for being a painted lady, where each of the many decorative elements of the elevation are painted differing colors. If the

house is to be just two colors, the window trim and the porch trim and eave trim should all be treated as a unit and colored the same color.

At present the colored window trim puts undue importance on the window trim and ignores the more important decorative elements of the remainder of the facade.

B. *Window sash:* The present window sash are painted white. Historically the sash was often painted a different color than the window trim. There is no precedent for this accent color being white. Most commonly the sash would be black, green or red, or in a true multicolored scheme any other sympathetic color

3. Windows

A. All of the windows have been replaced at one time or another. One over one light sash, while available at the time, would almost never be used in this sort of home. Two over two sash were common where budget was the tightest, though four over four were also used in these houses. The front of this or other houses might have been embellished with Queen Anne sash or cottage sash in the upper sash.

B. *First Floor Front Windows:* Historic photos document that the living room window was two sash, but the six over six light detail is of Colonial origin and inappropriate here. There is precedent for a large light with a horizontal transom at the top or in case there is clear precedent for two sash related to those in the remainder of the house.

C. *Attic:* The attic windows have been replaced with sash that are shorter than the original. It is possible that these original included Queen Anne divided light units.

4. Roof

A. Appropriate roof in would be cedar, or cedar look-like asphalt.



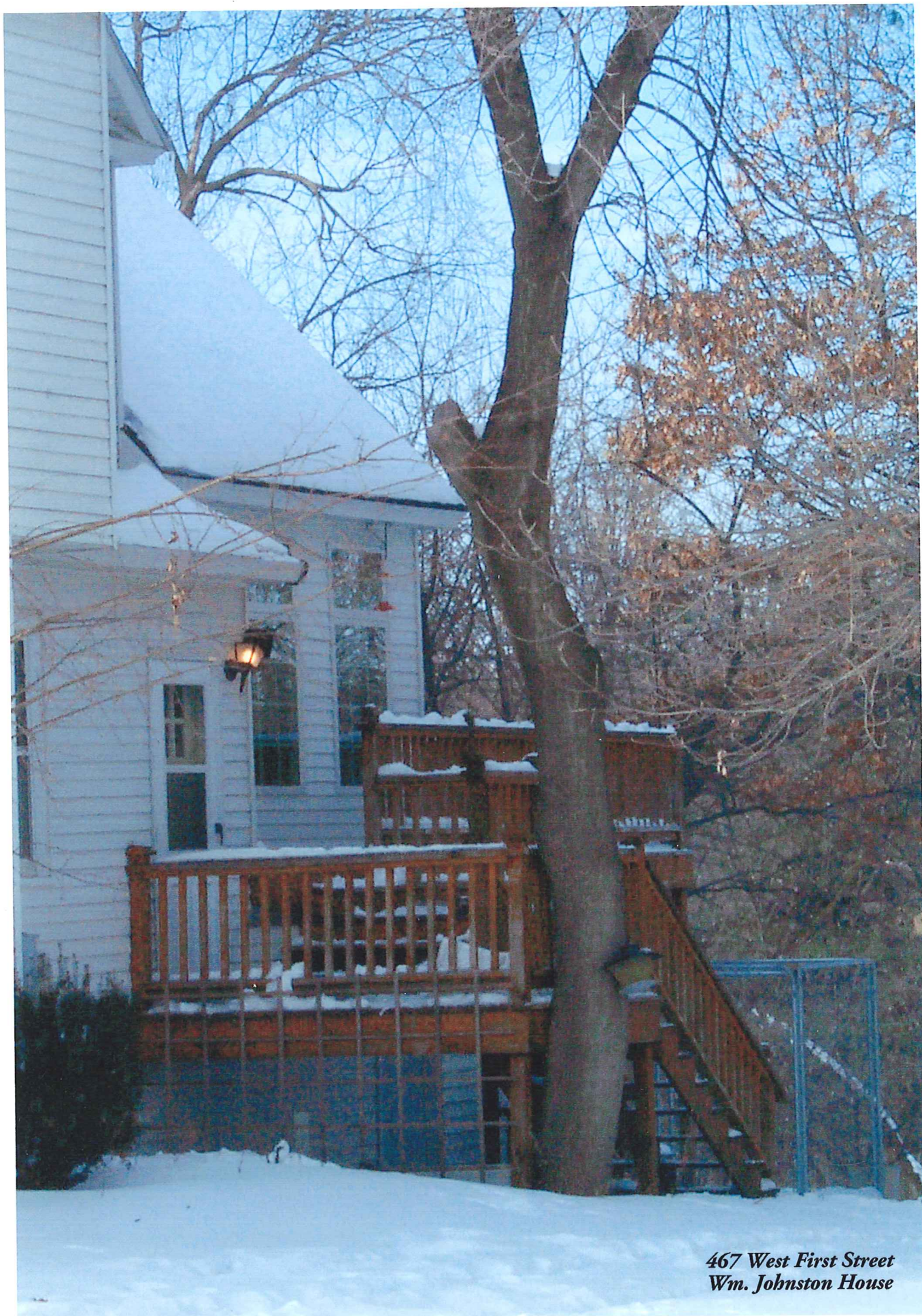
467 West First Street
Wm. Johnston House



467 West First Street
Wm. Johnston House



467 West First Street
Wm. Johnston House



*467 West First Street
Wm. Johnston House*

Building #19
507 West First Street
Alexander W. Beal House before 1888

BUILDING ASSETS

This house started its life as a farmhouse and through many additions has developed into an expanded farmhouse design. The white clapboard farmhouse as we know it in this area, is a direct descendant of the Colonial farmhouse of New England. The several extensions of this "farmhouse" carry it far beyond any commonly found in the midwest and give it a somewhat eastern or Colonial feel. The detailing throughout is consistent, though the bay window on the east end says something of a more Victorian past.

This rambling sort of Yankee style home is quite appropriate to its riverside setting.

Incorporation of the garage into the principal structure however practical or well done as in this case, makes a permanent change in the character of the house. This particular garage is well integrated and produces little damage to the overall fabric of the building.

THE FUTURE

1. Shutters

A. Early photos reveal that it once had functional shutters. The present fake shutters, which are of inadequate width for the size of the windows, are inappropriate. The design would be more clear without these fake shutters as they are not placed consistently throughout the design.

2. Window trim

A. The windows in the eastern portion of the house once had wide trim with pediment heads. When the inappropriate metal siding is removed this window trim will be revealed and can be restored.

3. Porch Detailing

A. Photos indicate that the original south porches include large box posts of Greek Revival character. Reintroducing these porches would be an important objective in the restoration of the house as the present entries are somewhat understated.



*507 West First Street
Alexander W. Beal House
Front Elevation*



*Alexander W. Beal House
Rear View*



*507 West First Street
Alexander W. Beal House
Garage*

Building #20**510 West First Street****Wm. T. Doar Sr. House 1929****Designed by Roy Childs Jones, Mpls. 1929-30****BUILDING ASSETS**

The home is a well-preserved example of what might be described as a "second generation" home. Having been built in 1929, it is the newest home in the district. It was designed by Roy Childs Jones in the Colonial Revival style. The particular architectural reference for this house is the early rustic country Colonial home, built of locally made materials and a great deal of hand craftsmanship and labor. This specific Colonial design idiom has little of the sophisticated Colonial of the Paladian homes of the 1750s. Rather, it draws its design elegance from the simple use of simple materials in rural New England.

The interior is also designed in this style making the whole a well integrated and consistent design.

Application of this mode of early Colonial became more popular as functionalism and honest expression of materials became more relevant in American architecture. The newer home just west of 247 West First Street is a direct design descendent of homes like the Doar Residence.

The site is well developed with fully appropriate landscaping.

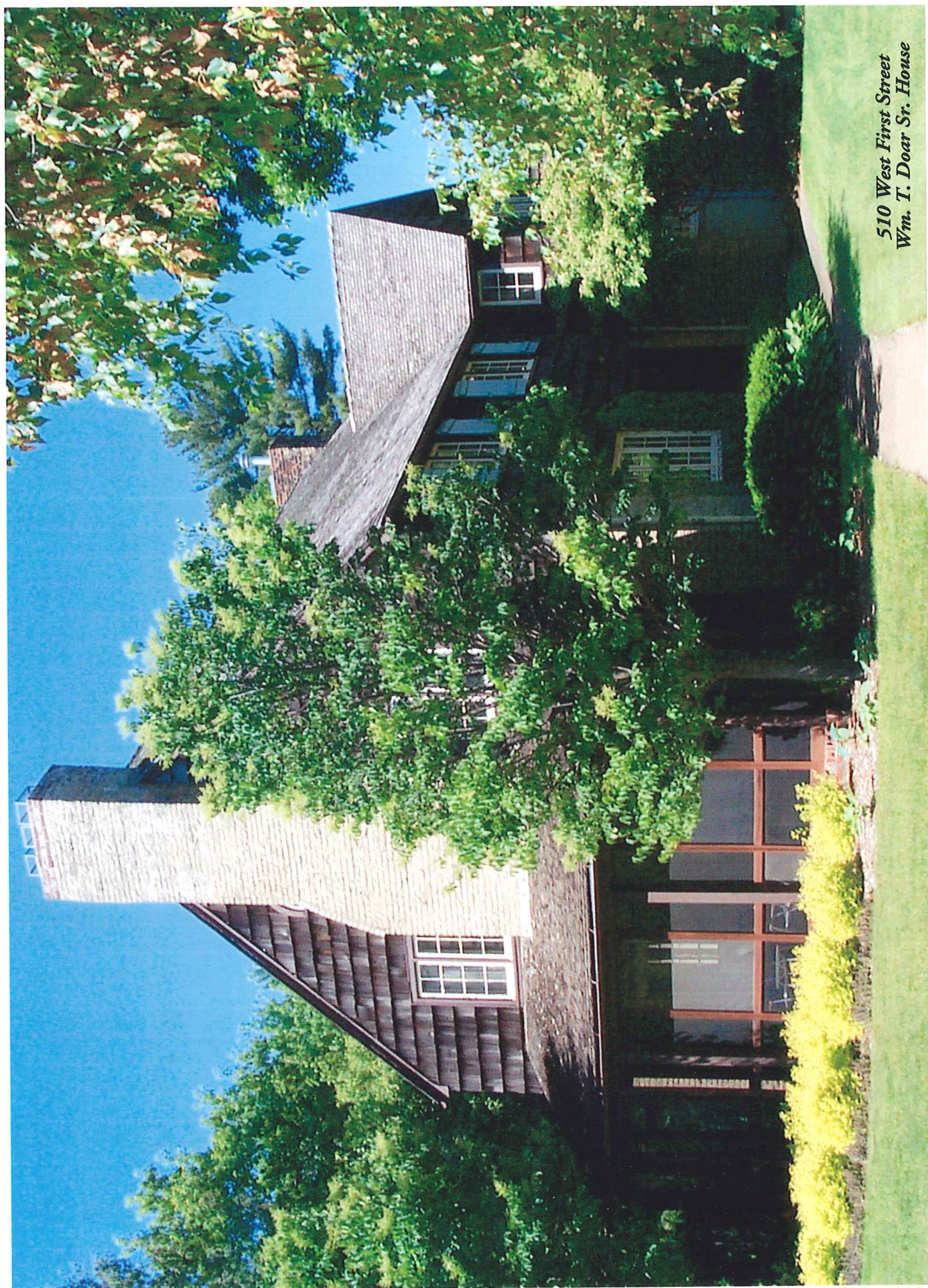
It is exceedingly well maintained and intact.

THE FUTURE**1. Gas meter**

A. One visible modification is the removal of the gas meter to the outside of the building. Painting it and a small bit of landscaping would hide this necessary improvement.

2. Exterior Natural Finishes

A. Preservation of the natural finish of the materials on the exterior is very important to the design of the building. This will rely on application of preservatives and careful replacement with like materials when necessary.



510 West First Street
Wm. T. Doar Sr. House



510 West First Street
Wm. T. Doar Sr. House



*510 West First Street
Wm. T. Doar Sr. House*

Building #21
350 West Second Street
Erick J. Thompson Residence 1894

BUILDING ASSETS

This is the best preserved Queen Anne residence in the district. It is a veritable scrapbook of Victorian ornament. It is largely intact and in good condition. Remarkably, it is still in possession of its large Victorian lot. The Queen Anne had its roots in England in the 1870's. Some of the inspiration for the Queen Anne were architectural idioms brought from the European lowlands to England previously. Window trim and facades in England took up some of the features we might associate with the "Guild Hall" of Holland or Belgium.

A little of that flavor can be seen in this house. The ornate windows and frames on the first and second floor windows came from these sources. The romantic profile and asymmetric arrangement of this house place it clearly in the Queen Anne idiom. Carving in the gable over the front steps and the attic dormer may have their roots in the revival of Continental Romanesque sources. This style is sometimes referred to as High Victorian. Long out of fashion there has been in recent years a tremendous rise in appreciation of these designs particularly valuing them for their originality.

The house as well as its leaded windows and its interiors fall into a category of design called "Decorative Arts". Few surfaces of the house inside or outside were left unadorned. The intensive decoration and design of all parts of the home from china to window frames made it a showcase of design and craftsmanship. Application of the Decorative Arts are the roots of the Craftsman style.

The variety of detail and its unique application indicates that this house is an architect's design. Remarkable stair detailing within the house once extended out onto the front steps! The extent to which both interior and exterior detailing is creative and unique mark this house as a special treasure which reveals the designer's hand.

The High Victorian or Queen Anne has long been criticized as flamboyant and inconsistent. Careful study of this design reveals that the designer clearly used the broad vocabulary at his disposal to produce an integrated outcome.

This house possesses a wealth of character.

Along with its intact site it has two generations of out buildings. First is its original carriage house with hayloft and sliding barn door. Later a garage was added for cars. Both are well-preserved examples of such buildings. If restored, this house would be second only to the Mosher house in importance and visual delight.

THE FUTURE

1. Second floor porch

A. The second floor windows date from the craftsman era. The second floor porch was originally open and was enclosed as a sleeping porch perhaps in the 1930's. Restoration of this porch as an open porch is perhaps the highest priority before restoring the character of this fine home.

2. Siding

A. Removal of the inappropriate siding will reveal that the architect in this case chose to make the siding a unifying element in the design where many other features of the house float.

3. Painting

A. This is a house which when the siding and trim is exposed would present great opportunities for bringing some color into the exterior. As clever a design as this house is, I am certain that the exterior color was carefully contemplated and the rediscovering the original colors will be important.

4. Porch railing

A. The original porch railing is just that, a nifty original design. The lovely part of this house is just how each part of the house was designed for a particular effect within the whole.

5. Porch skirt

A. The original porch skirt was a unique design. The present lattice design is not unsympathetic to the character of the house but certainly is of far less impact.

6. Garage door

A. The overhead door is unsympathetic to the design of the garage. There are available overhead doors with applied decoration that make them appear to be hinged doors as were formerly in the opening.

7. The window and door trim

A. The trim on the garage is inappropriately painted. Almost never was simply the trim board painted around windows. The trim and casing were painted the same color the sash was either the same dark color of the trim and jamb or black.

8. Landscaping

A. The grounds of this property are over grown, however the grounds of many such yards were not historically loaded with formal landscaping. Most likely the yard was developed with a few lattice or trellis, structures covered with vines, a pump location, vegetable and flower gardens, a specimen tree or two, lawn furniture and perhaps a large urn or two.

9. Porch Railing

A. The porch railing was an important unifying element in the design and should be replaced.



350 West Second Street
Erick J. Thompson Residence



*350 West Second Street
Erick J. Thompson Residence*



350 West Second Street
Erick J. Thompson Residence



350 West Second Street
Erick J. Thompson Residence



*350 West Second Street
Erick J. Thompson Residence*

Building # 22
326 West Second Street
Original Owner Unknown

BUILDING ASSETS

This version of the "Dutch Colonial" was popularized after the turn of the century. A prominent national example was Teddy Roosevelt's home, Sagmore Hill. This particular example is a classic in every detail. It has two important additions.

The Dutch Colonial house evolved in New Holland in what is now part of NY state, in the 17th century. It is not so much something brought from the old world as an adaptation by Dutch colonists in the New World. It is from these gambrel roofed 17th century homes in New York that we obtained the term stoop for a small entry. Precisely the small entry at the rear of this house is a stoop in Dutch, a "stoep".

The Gambrel roof most known in this country for barn roofs was a thrifty way of obtaining additional space in the attic of a building. The classic "Dutch Colonial" of New Holland, had a single transverse roof with a small stoep over the front door. The design seen here with intersecting Gambrel roofs, evolved just after the turn of the century made particularly good use of form stiffness and provided large windows on all four elevations. This prototype evolved with the craftsman style and hence it is closely associated with it in terms of details both interior and exterior. The Victorian porch brackets on this house are a bit unusual and are either not quite original or were an adaptation by a local craftsman adding to the standard pattern book design.

It is likely that this is a pattern book house. It has been meticulously maintained and today portrays its original image and detail.

Additions include a sunroom on the south side and a garage.

The sunroom is carefully detailed and is enclosed with Craftsman style casement window units.

The garage is remarkable in that aside from its overhead door it is original. The upper portion of the wall is sided with asphalt shingles. Use of asphalt shingles as a siding material was a popular bungalow and craftsman style detail for bands around the second floor of houses and as gable ends. Very few garages or homes retain this detail. The size of the garage is also interesting for it was made for the Model T or A wheelbase.

The site is appropriately landscaped.

THE FUTURE

1. Back Stoop

A. There are minor detailing problems in floor and skirt, in that the precise details chosen do not absolutely fit with other details in the house.

2. Garage

A. When the garage door is replaced, the new overhead door can look more like the former original doors.



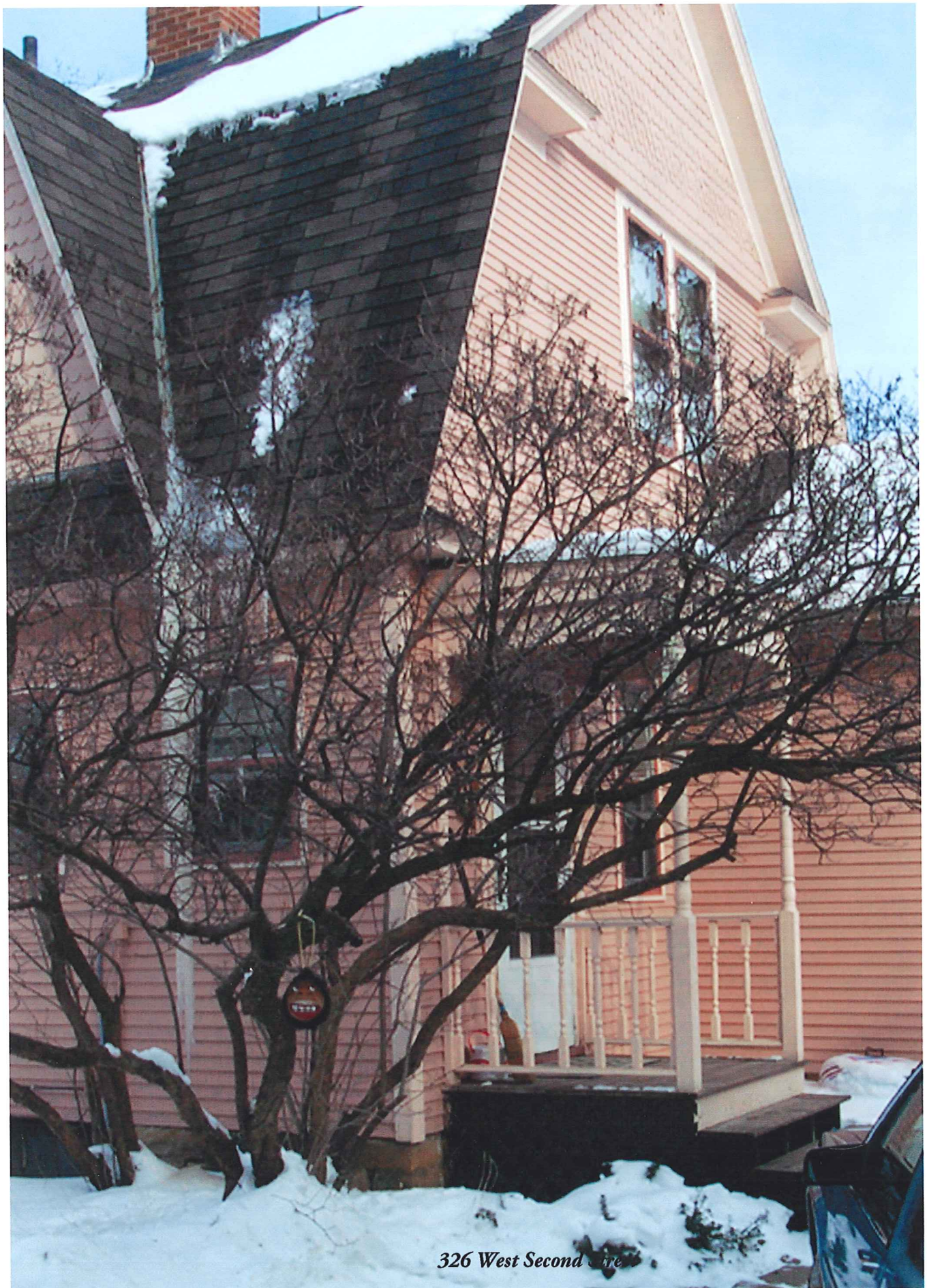
326 West Second Street
Front Elevation



326 West Second Street



326 West Second Street



326 West Second Street



326 West Second Street



326 West Second Street
Garage

Building #23
313 West Second Street
Mark L. Simonton House

BUILDING ASSETS

This is a property with great charm. The south and oldest portion of the house from the 1870's, is prominently situated and could again contribute importantly to the streetscape.

The south portion started its life as an Italianate building. Characteristics of a house of that era included low sloping hip roof, bracketed eaves, corner pilasters, Greco-Colonial entry and arch head windows at least on first floor. The bay is original. Restoration of the south portion is the highest priority.

It is clear that its character ought to be Italianate. Just what porch design was original is not clear. It is likely that there was a small porch over the door not unlike that at 251 presently. Perhaps it was smaller with columns close to the door with a simple neoclassic flat-topped "entablature" forming the roof. A larger porch was built in 1887. Subsequently the superstructure of the porch was removed leaving the present open piazza or patio. The masonry of the present "piazza" however is probably newer as it is colored concrete block. It is an interesting and early example of colored concrete block which could date just before the turn of the 20th century.

The additions to the north and west, each in their own era, tell something about the life and times of those eras.

The house like several others in the district is lucky to still possess the original over size corner lot.

A complete survey and photo documentation of this house was not possible due to intensive vegetation around the building.

THE FUTURE

Italianate portion

1. Siding

A. Remove metal and restore wood. The house has strong corner pilaster which terminate at the frieze line.

2. Brackets

A. It is likely this house had eave brackets. Probably two above each pilaster and then single brackets spaced evenly along the eave. Existing paint lines under siding will reveal this pattern.

3. Windows

A. *Window placement:* Houses of the 1870's were balloon framed meaning that the studs in the walls extended from the floor of first floor to the eave of the roof. Because of this windows were invariably placed one above another. The large window on the south wall on first floor and the windows on the east wall were added. The front elevation started with two windows centered under the windows above and the window on the east wall was centered on the window on second floor. Replacement of the two newer windows on the first floor with three appropriately sized and placed windows should be contemplated.

B. The large window and transom to the south on first floor was added perhaps when the porch was removed.

4. Porch on South elevation

A. Careful examination of the wall adjacent to and above the front door may reveal the size and shape of the original porch. In any case restoration of a porch is a priority. Since there is no absolute evidence of the original porch, either a small porch as at 251 2nd or one the full width of the house would be appropriate. There is ample precedent in the design of porches to build a smaller porch using the existing walls for support, leaving some open area where the balance of former porch had been. An open patio adjacent to a porch was called a "piazza" in the Victorian Era.

5. Painting

A. It would be fully appropriate to paint the siding a darker color and the trim a lighter color. Possibly the trim could be differentiated further, the sash and storms being a very dark color. Original paint colors can be determined from existing siding when it is exposed and restored.

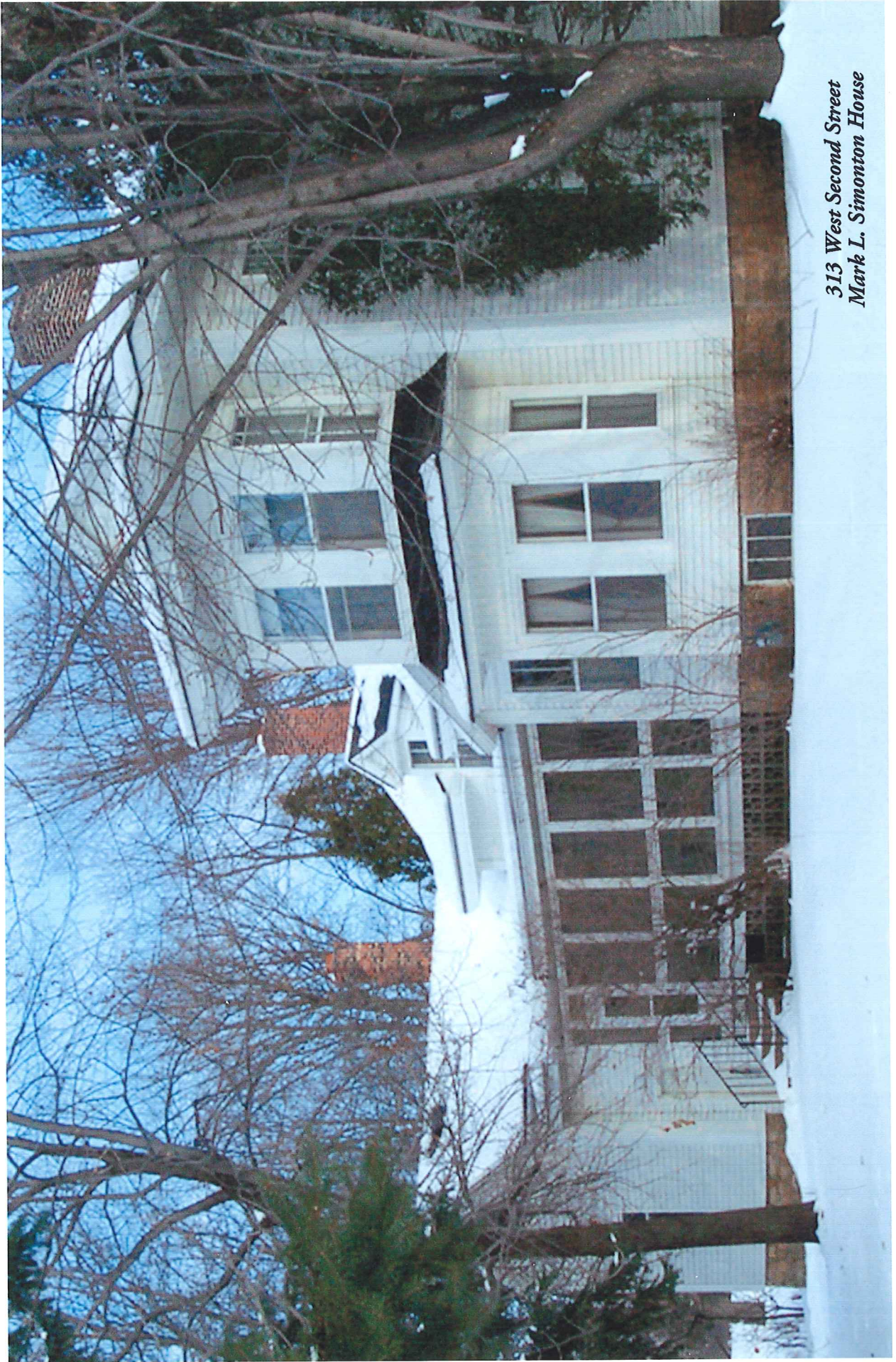
6. Roof Detailing

A. The large roof vent should be moved on a rear roof elevation.

B. Early photos show the flat part of the roof should be bounded by a railing.

7. Masonry

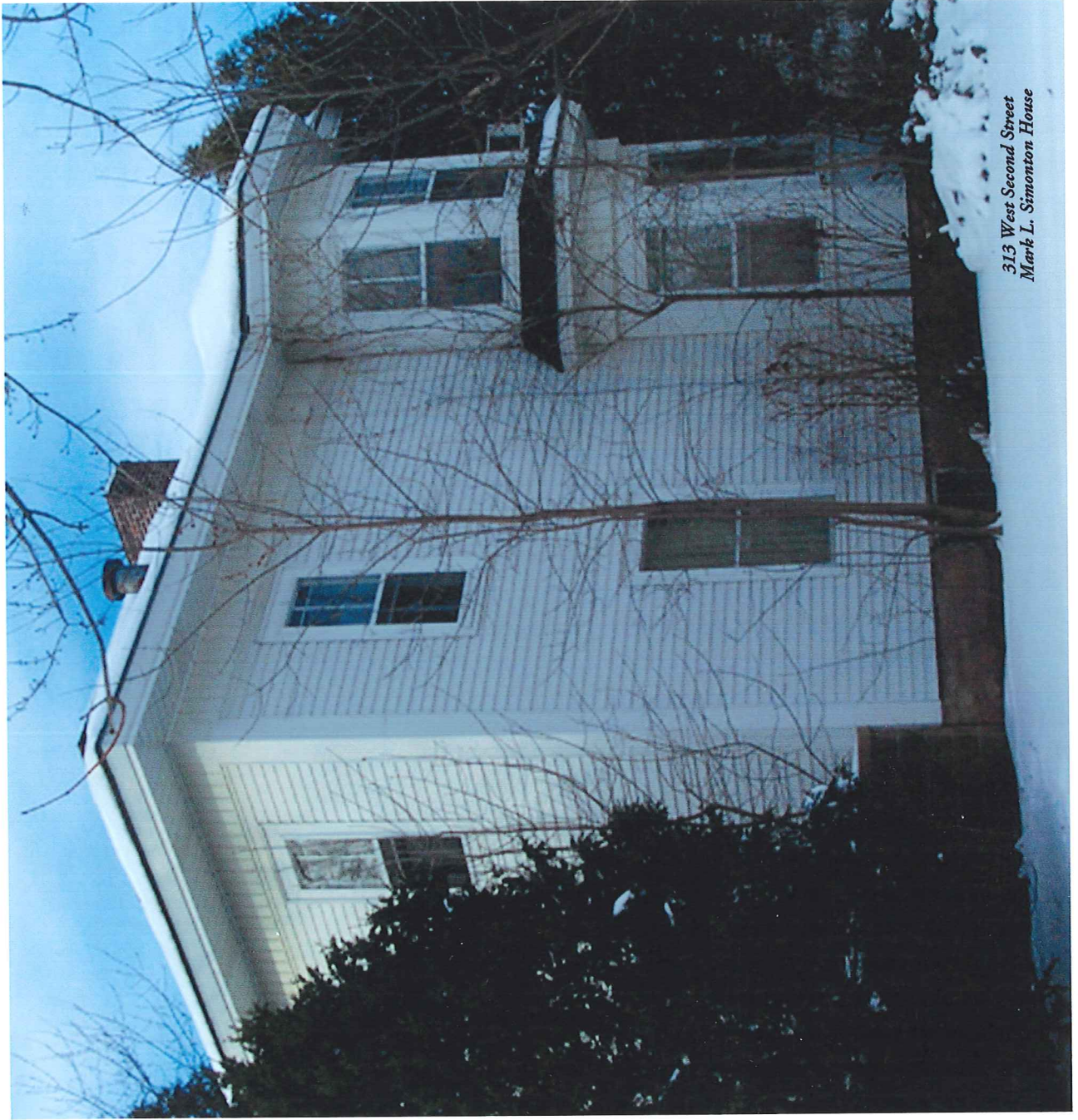
A. The chimney should have a decorative corbel at the top.



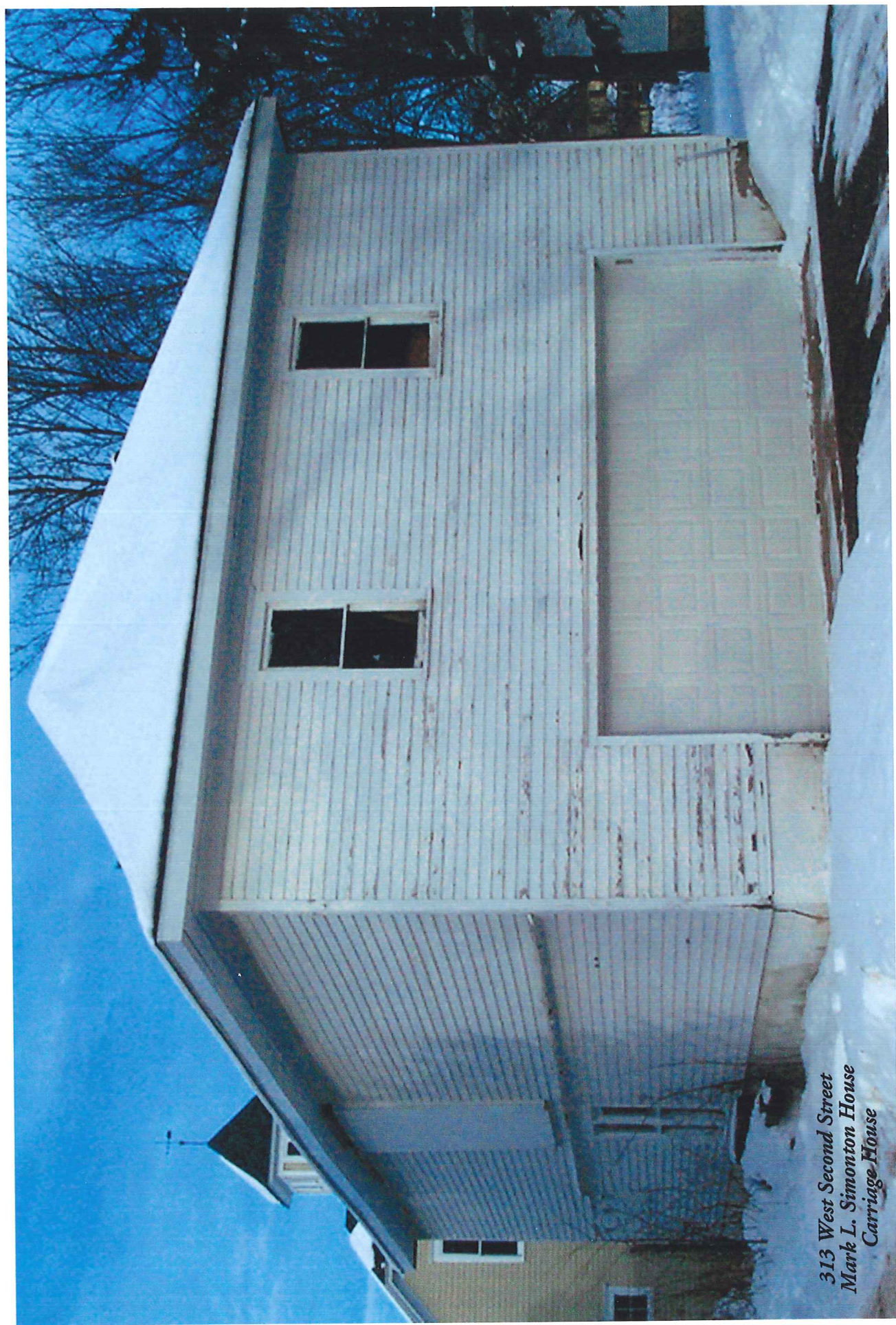
*313 West Second Street
Mark L. Simonton House*



*313 West Second Street
Mark L. Simonton House*



313 West Second Street
Mark L. Simonton House



313 West Second Street
Mark L. Simonton House
Carriage House



Building #24
251 West Second Street
Frank W. Bartlet Residence ca. 1873

BUILDING ASSETS

In many ways this is the exception that proves the rule. Though it has gone through several major modifications and radically changed in shape, style and function, this house retains a sense of place and an overall stylistic continuity. The very difficult task of adding a garage to a grand old home was handled very well here. There remains the question that with such a large site were there not solutions that would have put the garage doors on a rear elevation? That would have been a preferred choice. Perhaps simply placing them on the backside of the present garage. However, the great attention to detail and proportion and landscaping in this addition go a long way to making the garage a pleasant enough feature on this important street elevation. If the guideline of not placing garage doors on principal elevations must be broken this is how to do it.

By not entering the garage from the rear, of course a 130 year old garden space to the east of the house is preserved and protected from the intrusion of the automobile. Preservation of such spaces is also a preservation priority in the district.

The Future

1. Windows

A. Windows in this house have been replaced with one over one light windows where formerly they had been two over two light windows. In this particular house with its early history and strong details, in fact six over six light sash would have been fully appropriate.

B. *First floor south and west windows:* Around 1900 three new windows were placed in the living room of this house. The placement of these windows is typical of that era. They consist of a pair of casements to the west and a large south-facing window with a transom. All three of these windows are high quality leaded bevel glass windows. They are trimmed on the exterior to match the original windows. The original plan consisted of one window on the west and two on the south, below the second floor windows. These windows are genuinely elegant and contribute greatly to the livability of the room. They and the garage are however the only elements in the facade which are inconsistent with the 1870's reference of the exterior of the home.

2. Roof

A. When re-roofed a color and material choice should be made which is sympathetic to the era of the house. The present black roof lacks the appearance of something old.

3. Siding

- A. When the present siding is removed, the original siding can be restored.

4. Color

- A. The siding should be a color distinct from the trim. The windows should not be white unless all of the trim is painted white.

5. Landscaping

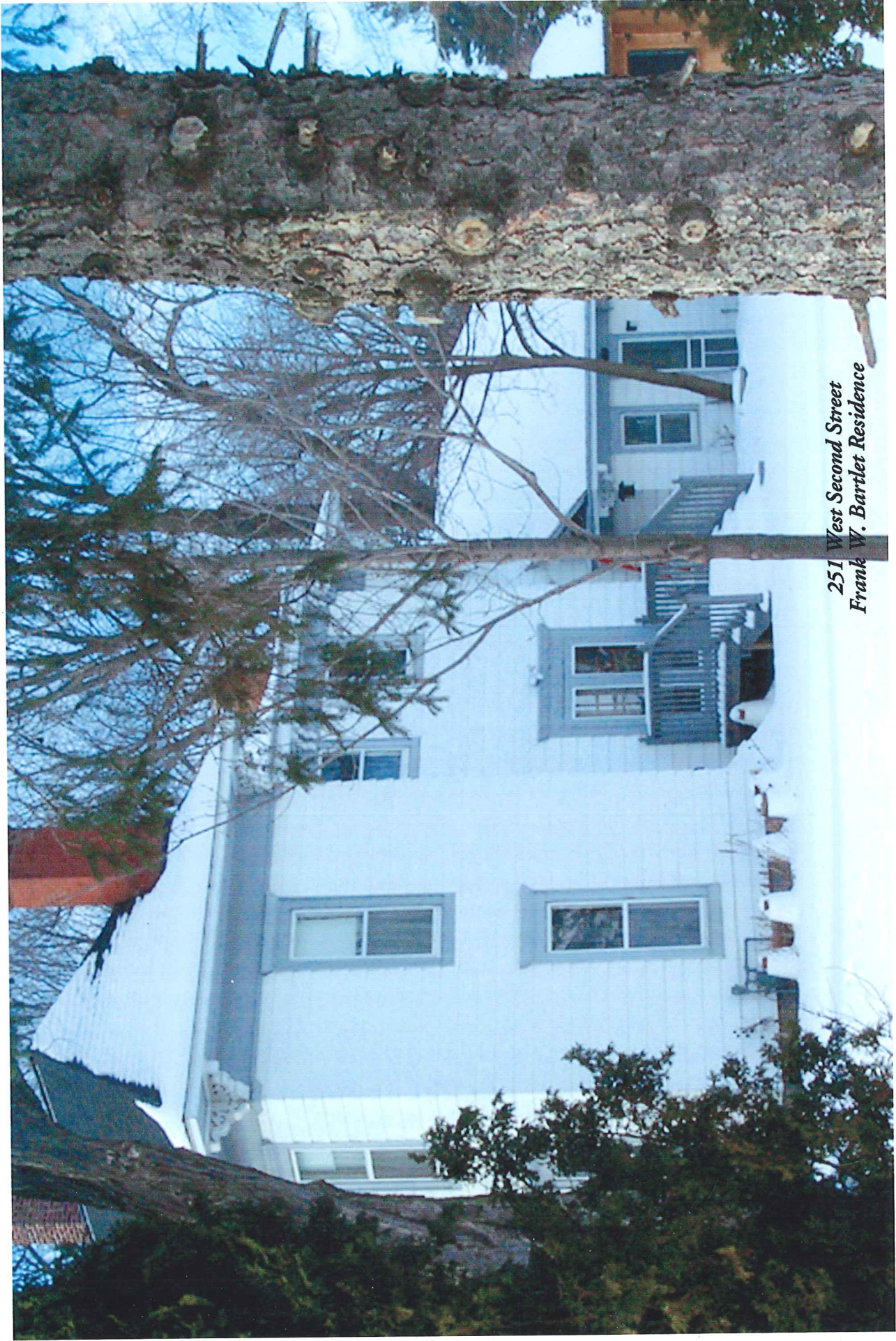
- A. Some additional foundation landscaping might be considered along the west side of the building.



251 West Second Street
Frank W. Bartlett Residence
Front Elevation



*251 West Second Street
Frank W. Bartlett Residence*



*251 West Second Street
Frank W. Bartlet Residence*



*251 West Second Street
Frank W. Bartlett Residence
Details*



251 West Second Street
Frank W. Bartlet Residence
Garage

Building #25
137 East Third Street
Dr. Frank Epley Medical Office 1883

BUILDING ASSETS

While the original siding and windows have been changed, the property preserves its small scale and charming proportions which reveal its unique history not as a house but as a medical office. Though not original, its shingle exterior like several other cedar shingle sided buildings in New Richmond, is unusual. Shingle exteriors of this sort are associated more with rural New England Colonial buildings. It is likely that this shingle exterior along with others in New Richmond are the result of the repairs to the building after the tornado and a shingle exterior tells something of the town's history.

While the cedar exterior is now one hundred years old, it is not the original building design. Historic photos reveal that each gable was decorated with an arched cedar shingle detail and that the majority of the building was sided.

THE FUTURE

1. Siding

- A. In the event the exterior siding were to be changed the original design would provide an elegant exterior.

2. Windows

- A. The six over one light windows are reasonably fitting to the shingle exterior but are not well related to the original windows. The original windows were two over two light on second floor and non principal elevations. Each principal elevation had a large fixed unit with a leaded transom above.
- B. The placement and size of windows on west and north elevations is inconsistent and not sympathetic to the building. There is a horizontal three light window, a square two light window an oversized one over one light window and two six light windows. Of these the two six light windows are sympathetic to the other windows in the building.

3. Additions

- A. Additions to the west and north have muddled the original design.
- B. It appears that part of the north addition is early dating before 1912 and may be considered "historic".
- C. A gable-roofed entry replaced the original small open porch. As it stands today, this porch and the north porch with its six light windows are sympathetic to the general appearance of the building.

D. The placement and design of the door on the west side and the air conditioner are unsympathetic to the character of the building.

E. *Expressed endwalls:* The one story addition to the west particularly muddies the original design in that the west gable end of the building is no longer exposed from top to bottom as are the east and south gable ends. Clear expression of these gable ends was a characteristic of "tee" or "ell" shaped rural buildings. In the original design, the face of each of the building's three principal elevations were the same and were a Queen Anne assembly of a large square fixed sash unit with leaded transom above on first floor, a large double hung window in the second floor and the inset shingle arch motif on the face of the gable under the eaves.

4. Chimney

A. The chimney lacks a corbel around its top and is a couple of feet short of its original height.

5. Signage

A. The present sign on the south front is poorly placed and oversized. It tends to unbalance an otherwise symmetrical elevation. In the 1980's there had been a long horizontal sign above the double windows on the south side. This would be fully appropriate to the design of the building. Also a smaller sign projecting out from the building would be appropriate.

6. Shutters

The building did not have shutters and hence they are inappropriate on just one of the windows on the building.

7. Landscaping

While historic photos do not show much landscaping around the building, it was also one of three buildings including a large home, livery and this medical office on a fully built up urban lot. The context is radically altered today with parking on three sides of the building. Foundation planting and serious view screening planting, on the west side would tend to hide the less pleasant addition and along with foundation plantings and boulevard trees would tend to make the whole less dominated by the automobile.



*137 East Third Street
Dr. Frank Epley Medical Office*



*137 East Third Street
Dr. Frank Epley Medical Office*







137 East Third Street
Dr. Frank Epley Medical Office

Building #26
210 East Second Street
W.J. Bernd House

BUILDING ASSETS

This house is well preserved and its details are mostly consistent with its bungalow style origins. It is a text book example of the efficient use of materials within an aesthetic discipline or style to produce an overall character based on integrated details. Virtually all the exterior parts of the house are original and contribute to the character of the building.

Shutters on other houses in the district, particularly decorative nonfunctional shutters, are deemed to be inappropriate modifications of the original design of the house. Only in the Italianate examples in New Richmond would there have been any possibility that shutters were an original component of the original design.

This house is an exception. It is possible that these shutters with pine tree cut outs are original. In any case they are early. In the bungalow style, decorative shutters were found in certain examples, a part of the style of the building. The decorative cut out shapes were derived from functional Colonial originals where small holes sometimes cut in decorative shapes were designed to allow a small amount of light and air into the building when the shutter was closed.

THE FUTURE

1. Roofing

A. When re-roofed, there are on the market several high texture shingles designed to replicate cedar shingles. In addition there are on the market shingles in the style of the period of this house. It is possible that this house never had cedar shingles but is of the first generation of asphalt shingled houses. When asphalt shingles came on the market they were primary colors including red or blue or green and some rather exotic shaded shingles. Any of these would be appropriate to this house.

2. Foundation

A. The foundation is of smooth block with a raised mortar joint. Often these raised joints were tinted red. Most often the raised mortar joint is found in rock-textured block this is a rare example on flat faced block.

B. The color of the foundation is inappropriate, it ought to be painted a masonry color.

3. Air conditioning system

A. It is placed in front of a basement window. When replaced relocate adjacent to wall or away from building.

- B. Install landscaping around air unit

4. Electric service

- A. Paint to match siding.

5. Exterior Lighting

- A. The brass carriage light on garage is more the French fashion. An inverted white lined green enameled shade extended on a conduit arm in the gable of garage would be fully in keeping with the period of the garage.

6. Garage door

- A. The garage undoubtedly started as a two-door garage.
- B. There are overhead garage doors available today which have more of the design quality of the former doors.

7. Landscaping

- A. The present good landscaping could be reinforced with foundation plantings of very traditional species.

8. Eaves

- A. This house was designed to have no gutters or eave boards. The south eaves have had horizontal eave boards attached, perhaps to support gutters at one time. These 5" eave boards over emphasize what is intended in the bungalow style to be the very narrow line of the eave, only the thickness of the roof board.
- B. If gutters were ever used on this sort of eave they should have been fully suspended and hung below the eave.

9. Additions

- A. It is hard to tell if the porch or the eave over the basement door came first. In any case the near collision between them is and the porch window does not work and is not original.

A solution could be raising this eave above the porch window head with the high part of the roof just below the stair window.

10. Siding

- A. There are few small exterior siding, painting repair and items which if undertaken will extend the life of the generally well preserved original wood exterior. These are within the common practice of house painters.

11. Colors

- A. Many of these homes were in fact painted white
- B. In many of the white painted homes of this type the shingles on the gable end walls were painted a contrasting color often brown.
- C. The exteriors of many houses of this era are multi color schemes, where the trim, first floor siding gable shingles and window sash are different colors.



210 East Second Street
W.J. Bernd House



210 East Second Street
W.J. Bernd House



210 East Second Street
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*210 East Second Street
W.J. Bernd House*



210 East Second Street
W.J. Bernd House

Building #27
215 South Green Street
Wm. Kell House 1875-77

BUILDING ASSETS

This house presents an interesting original character and still possesses a good deal of original detail including brackets, corner trim, porch trim and two over two light windows. The cedar details in the siding in the upper story is quite unusual and probably was added close to the turn of the century. This upper story of shingle work is inspired by the shingle style popular after 1880. The original house design is clearly Italianate, inspired by earlier prototypes. The carriage house is also in rather original condition and design.

The gable roofed kitchen area may be original to the house leaving the garage and porches as additions.

There are many special joys to this house including its early storm door and original storm windows, porch and eave details.

The design is directly inspired by pattern books such as that of A. J. Downing and Paliser and Paliser. The small scale of the house also reveals its early date.

On the one hand the several additions to the east on this house distracts from its original design. On the other hand these additions contribute to a well used and homely quality which is quite appealing.

THE FUTURE

1. Exterior Colors

- A. Some of the colors on the house are quite good. The basic siding and trim colors are appropriate.
- B. There is no historical precedent for differentiating the window trim from the color of corner boards and eave trim. The window trim and eaves might be better the same color. The window sash could be painted a color for accent.

2. Garage detailing

- A. The collection of additions to the rear of this house are reasonably appropriate save for the garage.
- B. The garage door could be detailed on its surface to make it appear more like 19th century doors,
- C. The long unbroken roofline of the garage and adjacent space is not sympathetic to the house. Replacing the bush to the right of the garage door with a strong vertical

tree could at least visually break this line from the street and provide some visual screening of the garage door.

3. Porch Detailing

A. In all probability the kitchen porch dates after 1900. The low siding faced wall around it is of more recent vintage. The infill around the screen door was once screen. The prototypical kitchen porch would not have extended beyond the adjacent face of the main part of the house.

B. This oversize porch visually conflicts with the elegantly proportioned east wall which has a bay window as its focus.

C. There is historical precedent for a shallow kitchen porch perhaps a foot less in width than the exposed part of the main portion of the house adjacent to the kitchen or about 5 feet. Such a porch could have had a shallow hip roof much as this oversized porch does. It would have been an open porch with posts to match the front porch. Since the front porch roof and the bay roofs are flat or nearly so, it is possible that the kitchen porch roof would have been designed as a nearly flat roof also.

4. Chimneys

A. The larger chimney is not laid in common running bond and is apparently painted various colors for artistic effect.

B. The placement of each chimney is believable. However they both would benefit from a corbel detail at the top.

C. Due to the eccentric brick pattern and odd colors of the larger chimney which attract undesirable attention, painting it a uniform brick color would reduce its unnecessarily strong impact on the appearance of the house.

5. Landscaping

A. Much of the landscaping has a 19th century feel to it. However some is a bit overgrown particularly the large bush which hides the view of the elegant front porch on the north east corner.

6. Gutters:

A. Some of the eaves have gutters which do not match the adjacent trim. Painting them would help.

B. Most of these houses were built without gutters; larger examples often have built in gutters in the eave. Were it at all possible, eliminating the gutters here would greatly provide a cleaner expression of the original design of the house.



215 South Green Street
Wm. Kell House



215 South Green Street
Wm. Kell House



215 South Green Street
Wm. Kell House



215 South Green Street
Wm. Kell House



215 South Green Street
Wm. Kell House

Building #28
143 North Arch Street
Wm. Bernd Residence 1907

BUILDING ASSETS

The house is a classic turn of the century adaptation of the Queen Anne style. Its original Queen Anne window sash and leaded transoms are major assets. Gables porches and exterior surfaces are largely original.

THE FUTURE

1. Front Porch

- A. The bulkhead studwall around the porch is not original. Apparently the porch posts were cut off when this was installed. The front posts matched the rear posts. The fluting stopped well above the floor to allow for a porch railing to comfortably meet the post. Rebuilding the porch post would restore the only major modification made to this house.
- B. The iron railing on the front steps is unsympathetic to the building. The porch once had a railing composed of turned spindles. A handrail terminating in posts related to the porch posts would be the appropriate railing for the front steps.
- C. The plinth blocks at the top of the porch posts have been modified.

2. Foundation

- A. The foundation should be painted a masonry color.

3. Electrical service

- A. Fed into the building on a primary elevation, it should be painted to match house and foundation. Landscaping should be employed to screen it from street view.

4. Gutters

- A. Ogee gutters have been installed in some places on the house. Luckily they are not on the front elevation. The original gutters were hanging gutters.

5. Storm Windows

- A. The original storms have been replaced with aluminum storms. When these are replaced the replacement should be vinyl or wood edged units of a cross section matching the original.

6. Colors

A. Window sash, storms and prime sash in most houses of this type were an accent color.



143 North Arch Street
Wm. Bernd House



*143 North Arch Street
Wm. Bernd House*



143 North Arch Street
Wm. Bernd House



143 North Arch Street
Wm. Bernd House

**Building #29
120 High Street
Soo Line Rail Road Depot 1915**

BUILDING ASSETS

Despite the generally worn and weathered appearance of the exterior of this building, the depot is structurally sound. Most of its original features are intact.

Though no longer a passenger depot it still serves today as a railroad facility. One addition to the west is unsympathetic to the original design.

Its present commercial use as a railroad facility does not apparently require a high standard of aesthetic appeal. If this building follows the pattern of many other historic depot buildings, it will eventually be no longer suited to its present function. When this happens it will be a prime prospect for recycling for another use.

Its dollar as well as cultural value when recycled will be in its historical character. It is important that at least minimal maintenance of the original components of the building be done. Most important is roof maintenance. But painting of trim and original doors and millwork is important. Preservation of any early paving adjacent to the building is also desirable.

Original interior building components will also prove valuable to the eventual restoration of the building.

THE FUTURE

1. Addition to West

- A. Remove unsympathetic addition.

2. Exterior

- A. All surfaces need restoration. Selection of appropriate colors and materials should be done based on historical research on similar buildings.

3. Site plan

- A. When restored, maintaining appropriate site amenities around the building will be important to preserving its context. This would include platforms, flat graded areas subordinate buildings lighting and a general site plan sympathetic to the original.

Building #30
354 North Third Street
First English Lutheran Church 1906

BUILDING ASSETS

The building today possesses its original shape and character. It has many of its original windows.

It is interesting because the tower and sanctuary is a mid 19th century that were placed on a raised 20th century concrete block basement. This elevated basement plan provided for a lower level social hall, an innovation unheard of in the 19th century.

Early photographs show that a grand three-sided stair once flowed down to the ground level from the front door. These steps made the front door the primary focal point of the building.

Today providing handicap access to the church is a high priority. This can be done in several ways sympathetic to the design of the building without building directly in front of the principal north elevation.

THE FUTURE

1. Front Steps

- A. The original steps were a pyramidal arrangement adding great emphasis to the front entry.

2. Front Door

- A. The present single front door replaced a double door.
- B. Above the front door was a three light gothic window to admit light into the entry. It is possible that this window survives behind the plywood enclosure.

3. Exterior colors

- A. A consistent trim color should be used throughout the building. It is likely that the original design included only white trim
- B. The basement concrete block foundation should be cleaned or painted a masonry color.

4. Exterior Brickwork

- A. The brick exterior should be cleaned and repaired.

5. Roofing

- A. The roof and tower roof should be cedar shingle or asphalt shingles which appear like weathered cedar shingles.

Building #31
415 East Second Street
Ezra Glover House 1907

BUILDING ASSETS

Much of the exterior of this house is intact and presents today its turn of the century appearance. It is a good example of a larger than average foursquare house. Most of its decorative details came from the American Colonial style.

The house is unique enough in detail to suggest that it was an original design by a trained designer.

Its spacious porch and setting on a large corner lot contribute to its turn of the century character.

THE FUTURE

1. Colors

A. *Trim colors:* The primary source of details in this design is the American Colonial. Within the Colonial style almost without exception, the trim was painted one color the siding another. The multicolor effects seen in the painting of this house are not based on historical precedent.

2. Eaves and Soffits

A. Considerable work has been done to the soffits and eaves of this house. It is unclear just what the original design was. The corner pilasters terminate under the eave suggesting a missing detail. Old photographs or existing paint lines may reveal the original detail.

B. *Frieze detail:* It is unlikely that the shallow dentil strip where the frieze and the soffit meet is original. Its proportions seem inconsistent with turn of the century details. Up close study will reveal if it is original.

3. Deck

A. An unsympathetic deck has been added to the east portion of the building. There is precedent for large open decks adjacent to such houses. Re-detailing this deck could make it sympathetic to the house. The following could bring the deck into sympathy with the house.

1. Visually support the rim joist with corner post supports extending to the ground level. Decks of the era did not express cantilevers.
2. Install appropriate corner posts.

3. Install lattice or visually much stronger railing spindles closer in design to the front porch turnings.
4. Install a molded larger railing on top.
5. Paint the railings and lattice the house trim color.

3. Landscaping

- A. The front of the house would appear more connected to terra firma if there were foundation plantings in front of the porch.



415 East Second Street
Ezra Glover House



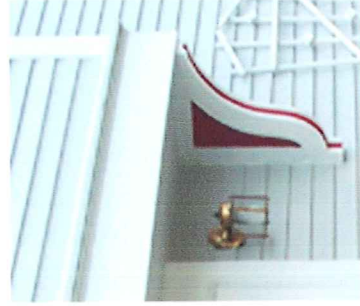
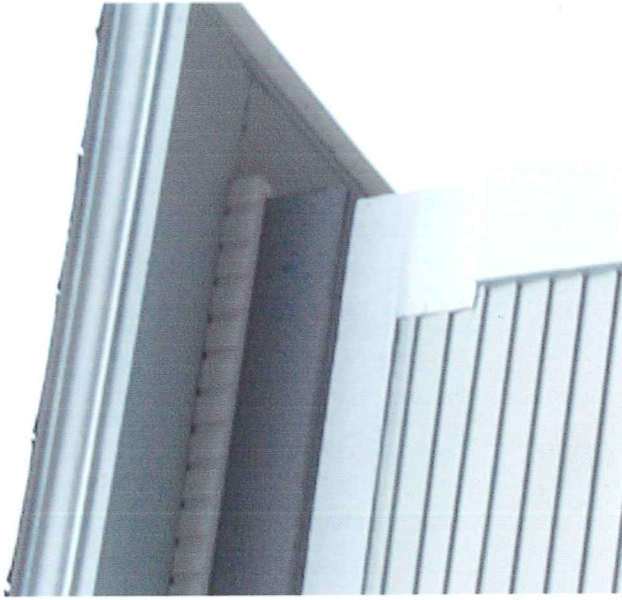
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